

## Submission to City of St. Albert re: lands of #53,55,57 Sturgeon Road

I realize I am submitting this e-mail after the deadline and also know that a strategy of the group opposed to the development are going to bog down the process by having many people take 5 minutes to make a submission to council. I am sure you have realized it by the number of residents that have registered to have their say.

My name is Malcolm Fraser and have and currently live at # 53 Sturgeon Road for the last 20 or so years. It may be said I have a vested interest in this development but I don't I actually could care less now that our property is sold. I hope my comments that are based on facts, my opinion and observation. I would like to make some points about the proposed zoning change and Land swap

### 1. Land swap

If the City turns down the land swap they are turning down a one-time chance to get river bottom land close to the Sturgeon River and walking, running, cycling path. The edge of the property in question is about 10 feet from the existing path now. What an opportunity to get this strategically located land. It has been said that the property of #57 Sturgeon is worthless, to me it is priceless and anything the City can do to get it would be to their advantage. Those calling them selves Sturgeon River Valley whatever that say the land swap makes no sense need to look at their name, what better use of the property so close to the Sturgeon River and River Valley than to jump all over this offer.

I guess you have to ask your self what is worth more property along the Sturgeon River or property along Sturgeon Road, for me it is a no brainer the winner is always the river, always has always will be.

The precious parkland that would be involved in the land swap does very little to preserve the Sturgeon River Valley compared to land right along the River.

Under the guise of letters to the Editor in the Gazette outright lies have been printed as fact, even personal threats have been printed as in the last weeks Gazette. Living so close to the park for the last 20 years I have a pretty good idea how the park is used. I have never that is right never seen any one playing in the park, all I have seen is dog walkers using it for their dogs to poop in. The well maintained walkway both winter and summer along the 57 Sturgeon property is used less by actual people going from the walkway to Sturgeon Road. They use the unmaintained walkway beside our house at # 53 Sturgeon. There is no pavement, no snow cleaned on this natural walkway but is a well used path is always open winter or summer. As

soon as the river freezes over and all winter there is a path over the river and up the pathway past our house.

The suggestion that there is a concrete wall along Sturgeon Road is questionable as Sturgeon Road is quite long and beside many public lands, parks and gardens.

The supposedly worthless property was at one time as worthless as the city owned marsh right beside it, an overgrown slough. Have you ever wondered why the city property is such a mess and right over the fence is a property that rivals a golf green. The previous owner of #57 Sturgeon Road had the brush cleared away and left any trees 6 inches in diameter or more, then he had about 40 truck loads of clay hauled in to create a grade about 5 feet above the existing slough and close to the grade of the walking path. Next he hauled in truckloads of black dirt and planted grass, which thrived. He kept the grass mowed and his of the acre of land was now all useable and enjoyed by him and his family and friends. This is what the city is getting in the proposed land swap, a piece of property already improved and could useful part of the walk system with very little additional expense.

Speaking of the walk system just north of the walking path there is a patch of trees that are completely trampled down by St. Albert youth, as this is a popular meeting place and hang out. It even has a wood shack made of limbs from the trees. It has been said publically on record that this is a drug hang out for teenagers. I can only see the results of people congregating in a small area in large numbers.

I would seem that those opposed to the rezoning and development of multiple housing are fuelled by residents of the surrounding streets like Butterfield Cres. Their concern is that with increased density in their back yard the drug problem that exists will only get worse, however the RCMP are on record to say just the opposite. If nothing happens, the land swap and re-zoning are voted down the drug problem and youth congregating won't change maybe get worse so if there is to be any hope of improvement the logical think to do is make some changes.

Their concern is also that their property values would be affected by living close to a multiple housing development. What they don't realize that the situation they now have is far more serious. If they list their house or sell it by owner they will have to disclose that they live next to a known drug supply area as vividly described by one of the residents at a public meeting totally recorded word for word on the record. When they disclose the drug problems near their house, most buyers aren't wanting to live next to a drug park especially families with children. Failure to disclose results much bigger problems.

Vic Nikolic is made out to be this greedy ruthless land developer that is out to screw the city by trading worthless land along the Sturgeon River for precious parkland along a busy road. Vic and I have been neighbors for twenty years and I can assure you he is not what he is made out to be. People who don't know any better and definitely don't know him are calling him names and innuendos in letters to the

editor and other public communications. In the twenty years I have known Vic I have never heard a bad word about him or his character, his workers are life time employees, he has never screwed anyone over that I know of. Vic has worked hard to achieve what he owns, I know that for a fact, he sees opportunity and has the means to capitalize on them. Did any of the property owners of #53 or #57 complain or said Vic had ripped them off? Did they write letters to the editor to malign him? He is a long time resident, of St. Albert, owned land, houses, businesses in St. Albert and again I have never heard anything bad that he did or said yet on this issue he is painted as the evil developer, such rubbish.

I have no knowledge of what the planed development is but do know if Vic is involved it will be well thought out, well built and finished and in my opinion will be an asset to St. Albert and the Breaside community.

Thank you for taking the time to read this, spelling mistakes are the computers fault, grammar is mine.

Malcolm D Fraser P.Eng

## **Shelley Wywal**

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**From:** Shelley Wywal  
**Sent:** November-20-17 8:49 AM  
**To:** 'gjmackenzie@outlook.com'  
**Cc:** Robin Beukens; Betty Gaskarth; Cheryle Wong  
**Subject:** RE: Sturgeon Green (Braeside): Public Hearing

Good Morning,

Thank you for your submission. A paper copy of this correspondence will be provided to Council at the time of the Public Hearing.

**Shelley Wywal**  
*Legislative Officer | City Manager's Office*  
P: 780-459-1632 | [swywal@stalbert.ca](mailto:swywal@stalbert.ca)

### ***Bringing Our Best to Cultivate An Amazing Community***

**From:** Robin Beukens  
**Sent:** November-20-17 8:41 AM  
**To:** Shelley Wywal <[SWywal@stalbert.ca](mailto:SWywal@stalbert.ca)>; Betty Gaskarth <[BGaskarth@stalbert.ca](mailto:BGaskarth@stalbert.ca)>; Cheryle Wong <[cwong@stalbert.ca](mailto:cwong@stalbert.ca)>  
**Subject:** FW: Sturgeon Green (Braeside): Public Hearing

FYI – forwarding this on.

**From:** Greg MacKenzie [<mailto:gjmackenzie@outlook.com>]  
**Sent:** Sunday, November 19, 2017 9:36 AM  
**To:** StAlbert <[StAlbert@stalbert.ca](mailto:StAlbert@stalbert.ca)>  
**Cc:** Robin Beukens <[rbeukens@stalbert.ca](mailto:rbeukens@stalbert.ca)>  
**Subject:** FW: Sturgeon Green (Braeside): Public Hearing

Good morning,

I have received correspondence from NAIOP (please see below) related to the MDP and LUB Amendments in Braeside, Bylaws 26/2017 and 27/2017, proceeding to Public Hearing on Monday, November 20. I would like to ensure that Council receives this correspondence. Please confirm that this will be provided to Council in advance of the Public Hearing. Thanks, and have a great day!

Regards,

Greg MacKenzie, LEED AP+ND, CPT  
President – Greg MacKenzie + Associates Consulting Ltd.

11125 – 66 Street NW  
Edmonton, AB T5B 1H1

p: 780 977 6003  
e: [gjmackenzie@outlook.com](mailto:gjmackenzie@outlook.com)

<https://www.linkedin.com/in/gregmackenzieplanner>

**From:** Anand Pye [<mailto:anand@naiopedmonton.com>]  
**Sent:** November 17, 2017 4:27 PM  
**To:** Greg MacKenzie <[gimackenzie@outlook.com](mailto:gimackenzie@outlook.com)>  
**Subject:** RE: Sturgeon Green (Braeside): Public Hearing

Greg,

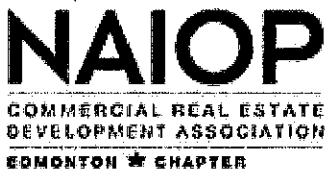
I'm really sorry but I won't be able to get up to speed on this issue by Monday enough to write a convincing letter. For what it's worth, NAIOP (and the commercial developers in St. Albert that we've spoken to) are very supportive of higher density development in St. Albert. Not only does this kind of infill makes economic sense for municipalities by greatly increasing taxes, but it also provides larger groups of people the opportunity to take advantage of St. Alberts commercial and natural amenities. St. Albert specifically has tried to appeal to a younger demographic. This helps retail development by providing opportunities for people to work close to where they live, customers to shop closer to where they live, and younger families to ensure the longevity of the city.

I don't know the specifics of this development more than what we've discussed, but feel free to quote any of the above.

Sorry I couldn't be more help. Thanks and have a good weekend,  
AP

**Anand Pye**  
Executive Director  
p 780-993-4781 e [anand@naiopedmonton.com](mailto:anand@naiopedmonton.com)  
[www.naiopedmonton.com](http://www.naiopedmonton.com)

Subscribing to our mailing list allows us to keep you informed of exciting NAIOP Edmonton Chapter news and activities. [Subscribe now.](#)



-----Original Appointment-----

**From:** Greg MacKenzie [<mailto:gimackenzie@outlook.com>]  
**Sent:** October 31, 2017 9:34 PM  
**To:** Greg MacKenzie; [vic@peterbauerbowling.com](mailto:vic@peterbauerbowling.com); [david@dklipp.com](mailto:david@dklipp.com); David Brown AALA FCCLA BLA EIDOS Consultants Incorporated ([dbrown@mcelhanney.com](mailto:dbrown@mcelhanney.com)); [milton.davies@arbor-pro.ca](mailto:milton.davies@arbor-pro.ca); [MGillett@dgeinc.ca](mailto:MGillett@dgeinc.ca); [Rene.Rosvold@cima.ca](mailto:Rene.Rosvold@cima.ca); [courtney@stratadevelopments.ca](mailto:courtney@stratadevelopments.ca); Lisa Fox; Anand Pye  
**Subject:** Sturgeon Green (Braeside): Public Hearing  
**When:** November 20, 2017 5:00 PM-9:00 PM (UTC-07:00) Mountain Time (US & Canada).  
**Where:** St. Albert Council Chambers  
**Importance:** High

The date and time for the Public Hearing is now confirmed.

Please contact Legislative Services (phone: 780-459-1500, email: [stalbert@stalbert.ca](mailto:stalbert@stalbert.ca)) to register to speak.

If you have any questions or concerns, please do not hesitate to contact me. Thanks!

November 20<sup>th</sup>, 2017

Dear Mayor Heron and Members of St. Albert City Council:

Re: Applications for MDP and LUB amendments and Land Exchange  
Lots 1A, 2 and 3, Block B, Plan 5150 NY  
53, 55, 57 Sturgeon Drive  
City of St. Albert

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I am writing to express my strong support for these applications to enable the development of medium density housing and to widen the Red Willow Park Corridor through a land exchange.

My reasons for this support are as follows.

1. These lots are some of the largest residential lots in the City of St. Albert. As such, the three lots together constitute a prime opportunity for redevelopment of an existing, low-density site.
2. The redevelopment constitutes wise use of urban land and infrastructure. Any upgrades to existing infrastructure would be the responsibility of the developer. These responsibilities can be enforced through a development agreement that would be a condition of subdivision approval, as per City practice.
3. The redevelopment will add population to support nearby community and commercial services (Downtown and St. Albert Centre) as well as local and regional transit.
4. The redevelopment is well located at the periphery of Braeside neighbourhood. It is separated from low density residential development by an arterial, Sturgeon Road, to the east and by park space to the north. It is adjacent to medium density development to the south, which has existed there since the mid-1970s.
5. There is more than adequate capacity on Sturgeon Road to accommodate the anticipated increase in traffic, as demonstrated through traffic impact analysis.
6. As a frequent user of Red Willow Trail, I strongly support the land exchange to re-configure the park space. The reconfigured park space will widen the Red Willow Park Trail Corridor at a critical narrow point, increase the development setback from the river's edge, provide an opportunity to create more bio-diversity on a river terrace and return river valley land to the public domain.

7. Medium density development will generate taxation revenue many times that of existing development, with no cost to the taxpayer.
8. Neighbourhood impacts and concerns relating to traffic, parking and land use fit are understandable; however, they are also manageable. They can be addressed successfully through continued communication between neighbourhood residents, the City and the developer throughout the development process.
9. In conclusion, the proposed re-development is financially prudent, environmentally appropriate and socially responsible. It is closely aligned with both City and recently approved Regional land use, transportation and environmental plans and policies.

I regret that prior commitments preclude my attendance at the Public Hearing. I urge Council members to give this proposal your thoughtful consideration and support.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Greg Hofmann', with a long horizontal line extending to the right.

Greg Hofmann  
5 Portman Place  
St. Albert, Alberta  
T8N 5L5

# **BRAESIDE LAND EXCHANGE & REZONING**

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- ☐ **Consultation and Public Input**
- ☐ **Land Exchange**
- ☐ **Rezoning of Lots 53, 55 & 57**

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Ken Fenning



# Consultation and Public Input

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- The current process lacks credibility
    - The applicant conducts all public consultations, land & tree appraisals, traffic analysis, etc.
    - All public concerns are shared with the applicant, yet much information collected is withheld from the public.
    - Where is the impartiality in this process?
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## Consultation and Public Input (cont.)

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- ☐ Public concerns are either ignored or played down.
    - ☐ The public is not a truly valued stakeholder.
  - ☐ There needs to be an impartial body such as a Citizens Advisory committee, which includes City representation to hear public concerns.
  - ☐ Public consultations should be chaired by the City.
    - Studies should be conducted by the City and made available to the public.
    - Costs incurred should be covered by the applicant.
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## **LAND EXCHANGE**

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- ☐ Is City park land not publicly owned property?
    - Why then, is the applicant providing the appraisal on City owned land, thus rendering the results confidential?
    - Does the public not have the right to know?
    - The dollar value of the trees is irrelevant, as they are not a fixed asset. Grassland value and aesthetics were not considered.
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## Land Exchange (cont.)

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- Significant advantage to the applicant as the land remains directly behind the development (in his back yard).
  - The applicant's land is of little value to the public, steeply sloped and often wet at the bottom.
  - 20% of existing park land will be lost, making it less aesthetically pleasing and desirable for public use.
  - What assurance does the public have that the remaining parkland is protected from further development?
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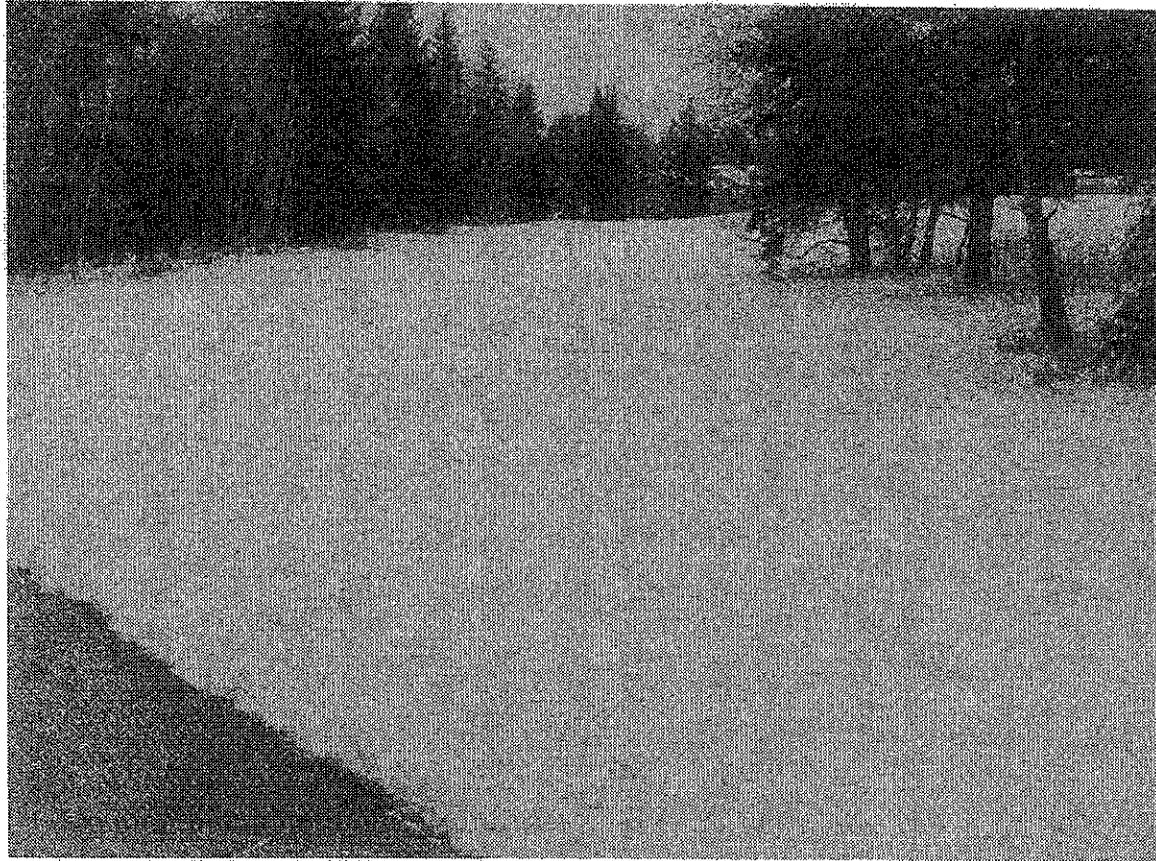
## Land Exchange (cont.)

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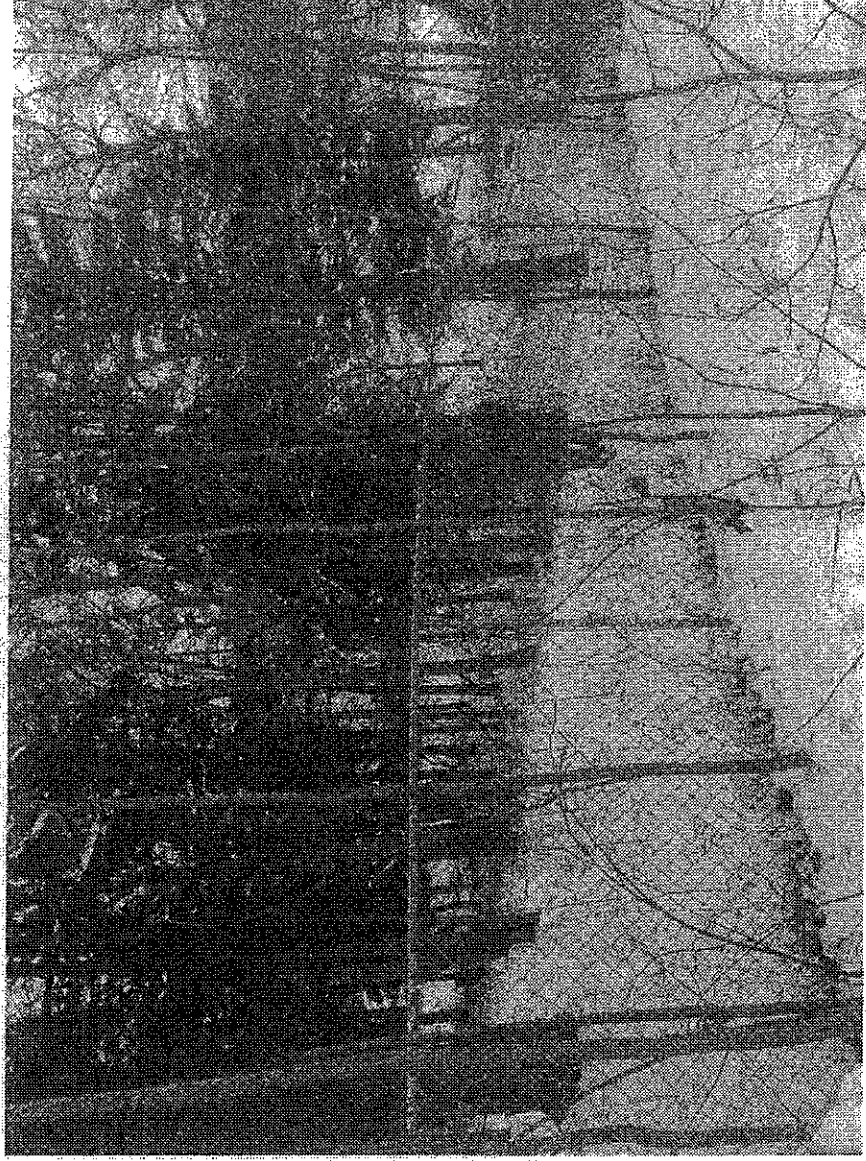
- The "pinch point" argument put forward by the applicant is irrelevant.
  - This is a running/walking/biking trail with many sharp twists and turns which adds to the enjoyment of its use.
  - The trail has many "pinch points" which are significantly more hazardous. Is the City prepared to address these as well?
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# Landscaped parkland

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traded for this?????



and this wetland???

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here is the "Pinch Point" ??????

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# REZONING

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- negative impact on the character of a mature neighborhood
    - Change from 3 residential homes to 80 unit apartment, is a major change - not just an infill.
    - Traffic & pedestrian safety is a major concern.
    - There is no street parking on Sturgeon Road. Overflow parking that already exists from Altire and Tenor will be compounded.
    - The parking bylaw requirements are inadequate and should be brought in line with reality.
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## REZONING (cont.)

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- The ***conceptual*** apartment drawing being presented is not a mandatory part of the rezoning requirements.
  - Once rezoned, applicant may flip the property, or build a totally different structure.
  - Why would the City support R3A rezoning when other options such as R2 (duplexes and semi detached houses) would have less impact on the character of the neighborhood, traffic safety, and parking?
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## CLOSING

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- ☐ There is no approved plan for the protection and development of the Sturgeon River valley where lots 53, 55 & 57 are located.
  - ☐ There is no Area Redevelopment Plan for Braeside.
  - ☐ There is a Land Use Bylaw and infill Guidelines which speak to maintaining the character of mature neighborhoods, such as Braeside.
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## CLOSING (cont.)

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- ☐ We the citizens rely on City Council to listen to the concerns of their electorate and manage the development of neighborhoods in a responsible way.
  - ☐ To preserve natural spaces, protect residents' safety, avoid over-crowding, and retain the essential character of established neighbourhoods.
  - ☐ The City has gone to great lengths to brand St. Albert the "Botanical Arts City". **Please maintain this vision and vote NO to the application.**
-